

# Evergreen • East Hills Vision Strategy Community Meeting



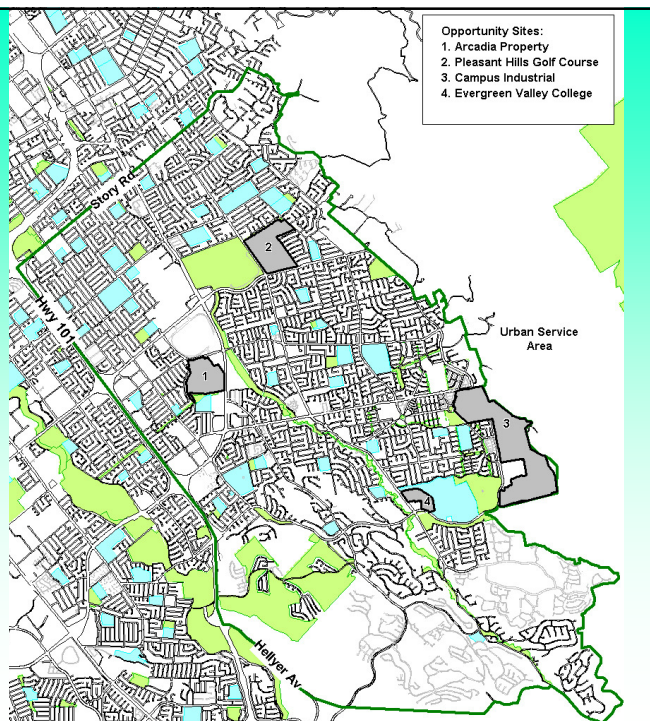
Leyva Middle School

December 6, 2006



## Study Area

Follows the  
boundaries  
of the  
Evergreen  
Development  
Policy



## **Evergreen • East Hills Vision Strategy Components**

- Environmental Impact Report
- EEHVS Funding Agreement
- Evergreen Development Policy Update
- General Plan Text Amendments
- General Plan Land Use/Transportation Diagram Amendments
- Rezonings (2007)
- Development Permits (2007 and beyond)

## **Background**

- **2001 & 2002** – West Evergreen, K.O.N.A, and East Valley/680 SNI Plans Adopted
- **2002** - General Plan Amendments Filed for Campus Industrial-Legacy Site and Evergreen Valley College (later withdrawn)
- **2002** - Knight Evergreen-Eastridge Charrette 2002
- **2003** - Evergreen Visioning Project (EVP) Task Force formed
- **2005** – EVP Task Force reconfigured by the City Council to include broader community representation and renamed the Evergreen East Hills Vision Strategy (EEHVS)
- **2006** – EEHVS Task Force process concludes and makes formal recommendations on the projects (October)
- **2006** – Planning Commission make recommendations to the City Council on the EEHVS project (November)
- **2006** – Developers modify proposal to reduce the units from 5,200 on the Four Opportunity sites to 4,730 and reduce the dollar contribution “package” from \$235 million (2005 dollars) to \$225 million (2006 dollars) (November)

# Planning Commission Recommendation

November 8, 2006

Agenda Items

7.a.1 – 2 & 7.b.1 – 5

<http://www.sanjoseca.gov/planning/hearings/>

Developer Current Proposal (December 4, 2006)	Primary Task Force Alternative Recommendation	Staff Alternative Recommendation
<b>RESIDENTIAL (5,230 Total Units)</b> <ul style="list-style-type: none"> <li>Arcadia – 1,875</li> <li>PHGC – 665</li> <li>EVC – 500</li> <li>Campus Industrial - 1,690</li> <li>Background/"Pool" - 500</li> </ul>	<b>RESIDENTIAL (4,000 Total Units)</b> <ul style="list-style-type: none"> <li>Arcadia – 1,800</li> <li>PHGC – 600</li> <li>EVC – 300</li> <li>Campus Industrial - 900</li> <li>Background/"Pool" - 400</li> </ul>	<b>RESIDENTIAL (4,800 Total Units)</b> <ul style="list-style-type: none"> <li>Arcadia – 1,875</li> <li>PHGC – 650</li> <li>EVC – 500</li> <li>Campus Industrial - 1,275</li> <li>Background/"Pool" - 500</li> </ul>
<b>COMMERCIAL/RETAIL (495,000 sq.ft. Total)</b> <ul style="list-style-type: none"> <li>Arcadia - 300,000</li> <li>PHGC - --</li> <li>EVC - 195,000</li> <li>Campus Industrial - --</li> <li>Background/"Pool"- --</li> </ul>	<b>COMMERCIAL/RETAIL (300,000 sq.ft. Total)</b> <ul style="list-style-type: none"> <li>Arcadia - 100,000</li> <li>PHGC - 50,000</li> <li>EVC - 100,000</li> <li>Campus Industrial - --</li> <li>Background/"Pool"- 50,000</li> </ul>	<b>COMMERCIAL/RETAIL (595,000 sq.ft. Total)</b> <ul style="list-style-type: none"> <li>Arcadia - 300,000</li> <li>PHGC - 30,000</li> <li>EVC - 195,000</li> <li>Campus Industrial - --</li> <li>Background/"Pool"- 70,000</li> </ul>
<b>CAMPUS INDUSTRIAL (Retention)</b> <ul style="list-style-type: none"> <li>0 acres</li> </ul>	<b>CAMPUS INDUSTRIAL (Retention)</b> <ul style="list-style-type: none"> <li>40 acres (for a High School)</li> </ul>	<b>CAMPUS INDUSTRIAL (Retention)</b> <ul style="list-style-type: none"> <li>120 acres</li> </ul>
<b>Public Park &amp; Open Space (*Minimum PDO requirement)</b> <ul style="list-style-type: none"> <li>*Approximately 41.8 acres</li> <li>**Developer's proposed park dedication (\$3.3 acres)</li> </ul>	<b>Public Park/Open Space (*Minimum PDO requirement)</b> <ul style="list-style-type: none"> <li>*Approximately 32.5 acres</li> </ul>	<b>Public Park/Open Space (*Minimum PDO requirement)</b> <ul style="list-style-type: none"> <li>*Approximately 37.4 acres</li> </ul>

\* PDO requirement may be reduced based on affordable unit classification, shared use agreements, and other credits each development may comply with under the PDO/PIO Ordinance.

\*\* Developer's proposed park dedication assumes joint use agreements with the associated school districts.

Public Benefit		
Developer Proposed Alternative (December 4, 2006)	Primary Task Force Alternative Recommendation	Staff Alternative Recommendation
3 Elementary Schools + Additional Impact Fees to the ESUHS	3 Elementary Schools 40 ac. High School reserve	3 Elementary Schools
\$112 million for transportation improvements (Hwy 101, Signals/Intersections, Other)	\$105 million for transportation improvements (Hwy 101, Signals/Intersections, Other)	\$112 million for transportation improvements (Hwy 101, Signals/Intersections, Other)
\$113 million for community amenities	\$137.6 million for community amenities	\$138 million for community amenities
<i>Affordable Units</i> 20% on Arcadia 40% on EVC (additional funding may be provided via amenity \$)	<i>Affordable Units</i> 19% Across all Opportunity Sites 15% for "Pool" Units (>10 units)	<i>Affordable Units</i> 20% on Arcadia 40% on EVC Consider in-lieu fee for PHGC, CI, & "Pool" Units above amenity \$
	Land Dedication for Southeast Branch Library (2 acres)	Land Dedication for Southeast Branch Library (2 acres)
Land Dedication for a Fire Station (1 acre)	Land Dedication for a Fire Station (1 acre)	Land Dedication for a Fire Station (1 acre)
Approximately 26 acres of "public benefit uses" on the PHGC Site (school, park, sports field, fire station)	Approximately 45 acres of Open Space on the PHGC Site (40%) of a gross 112 acre site	Approximately 45 acres of Open Space on the PHGC Site (40%) of a gross 112 acre site

Note: Developer's proposal would dedicate approximately 11.5 acres of parkland above what would typically be required under the City's PDO (assuming joint use/no affordable unit class exemptions).

## Discussion Issues for the City Council

(December 12, 2006)

- Property Owner Proposal
- Traffic
- Affordable Housing
- Schools
- Amenities/Public Facilities
- Employment Land Retention
- Fiscal Impacts

## **Next Steps**

- (1) City Council Hearing (December 12, 2006, 7 p.m.)  
([www.sanjoseca.gov/clerk/agenda](http://www.sanjoseca.gov/clerk/agenda))
- (2) EEHVS Website Announcements Page  
([www.sanjoseca.gov/planning/evergreen/announcements](http://www.sanjoseca.gov/planning/evergreen/announcements))

## **Comments & Questions**